

Wayne Allen Barbee
to
The City of Austin
(Temporary Work Space Easement)

LEGAL DESCRIPTION – PARCEL 4796.01 TWSE

LEGAL DESCRIPTION FOR 0.071 ACRE (3,089 SQUARE FEET) OF LAND OUT OF LOT 1, CHIMNEYHILL P.U.D. FOURTH INSTALLMENT, A SUBDIVISION OF RECORD IN BOOK 70, PAGE 7 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO WAYNE ALLEN BARBEE BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2001170817 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.071 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point on the present northerly right-of-way line of U. S. Hwy. 290 East (right-of-way varies), at the southwest corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment, same being the southeast corner of a called 1.796 acre tract of land conveyed to Jimmy Nassour, Trustee by Warranty Deed recorded in Document No. 2010046853 of the Official Public Records of Travis County, Texas, from which a ½” rebar found bears N62°38’07”W, a distance of 0.87 and from said calculated point a TxDOT Type I concrete monument (measurement to top center) found at an angle point in the present northerly right-of-way line of U. S. Hwy. 290 East and the southerly line of said 1.796 acre tract bears S84°02’52”W, a distance of 123.34 to a calculated point and N84°37’23”W, a distance of 203.57 feet;

THENCE, departing the present northerly right-of-way line of U. S. Hwy. 290 East (right-of-way varies) and along the southwesterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment and the northeasterly line of said 1.796 acre tract, N62°38’07”W, a distance of 50.98 feet to a calculated point for the southwest corner and the **POINT OF BEGINNING** of the tract herein described having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.99992808) grid coordinate values of **N=10,093,827.18, E=3,143,261.14;**

THENCE, continuing along the southwesterly line of said Lot 1, Chimneyhill P.U.D. Fourth Installment and the northeasterly line of said 1.796 acre tract, **N62°38’07”W**, a distance of **35.38** feet to a calculated point for the northwest corner of the tract herein described, from which a ½” rebar found at the most westerly corner of said Lot 1, Chimneyhill P.U.D. Fourth Installment bears N62°38’07”W, a distance of 81.18 feet THENCE, departing the northeasterly line of said 1.796 acre tract and crossing into said Lot 1, Chimneyhill P.U.D. Fourth Installment with the following five (5) courses:

- 1.) **N84°02’52”E**, a distance of **134.02** feet to a calculated point for the northeast corner of the tract herein described;
- 2.) **S38°05’03”E**, a distance of **30.65** feet to a calculated point on the northerly line of a 10 foot wide Water Line Easement dedicated in document recorded in Volume 3420, Page 268 of the Deed Records of Travis County, Texas, for the southeast corner of the tract herein described;
- 3.) **S84°02’52”W**, along the northerly line of said 10 foot wide Water Line Easement, a distance of

97.19 feet to a calculated point at the intersection of the northerly line of said 10 foot Water Line Easement and the northeasterly line of a 7.5 foot wide Public Utility Easement dedicated by plat recorded in Book 70, Page 7 of the Plat Records of Travis County, Texas, for a southerly corner of the tract herein described;

- 4.) **N62°38'07"W** along the northeasterly line of said 7.5 foot wide Public Utility Easement, a distance of **11.87** feet to a calculated point for an interior corner of the tract herein described;
- 5.) **S84°02'52"W**, crossing said 7.5 foot wide Public Utility Easement, a distance of **13.65** feet to the **POINT OF BEGINNING** and containing **0.071** acre (3,089 Square Feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in August through November, 2013 and March, 2014. Bearings are based on the Texas State Plane Coordinate System of 1983, Central Zone derived from multiple GPS VRS observations. The controlling monuments for this project are a mag nail with washer stamped "COA Public Works" set on the west side of Chimneyhill Boulevard, having grid coordinate values of N=10,093,865.57, E=3,143,866.35 and a cotton spindle set on the north side of U.S. Hwy. 290 East, having grid coordinate values of N=10,093,747.56, E=3,142,969.38. The distances shown are surface values. The combined scale factor is 0.99992808.



Mary P. Hawkins 4/9/14
Mary P. Hawkins, R.P.L.S. No. 4433
Quality and Standards Management Division
Department of Public Works
City of Austin

REFERENCES

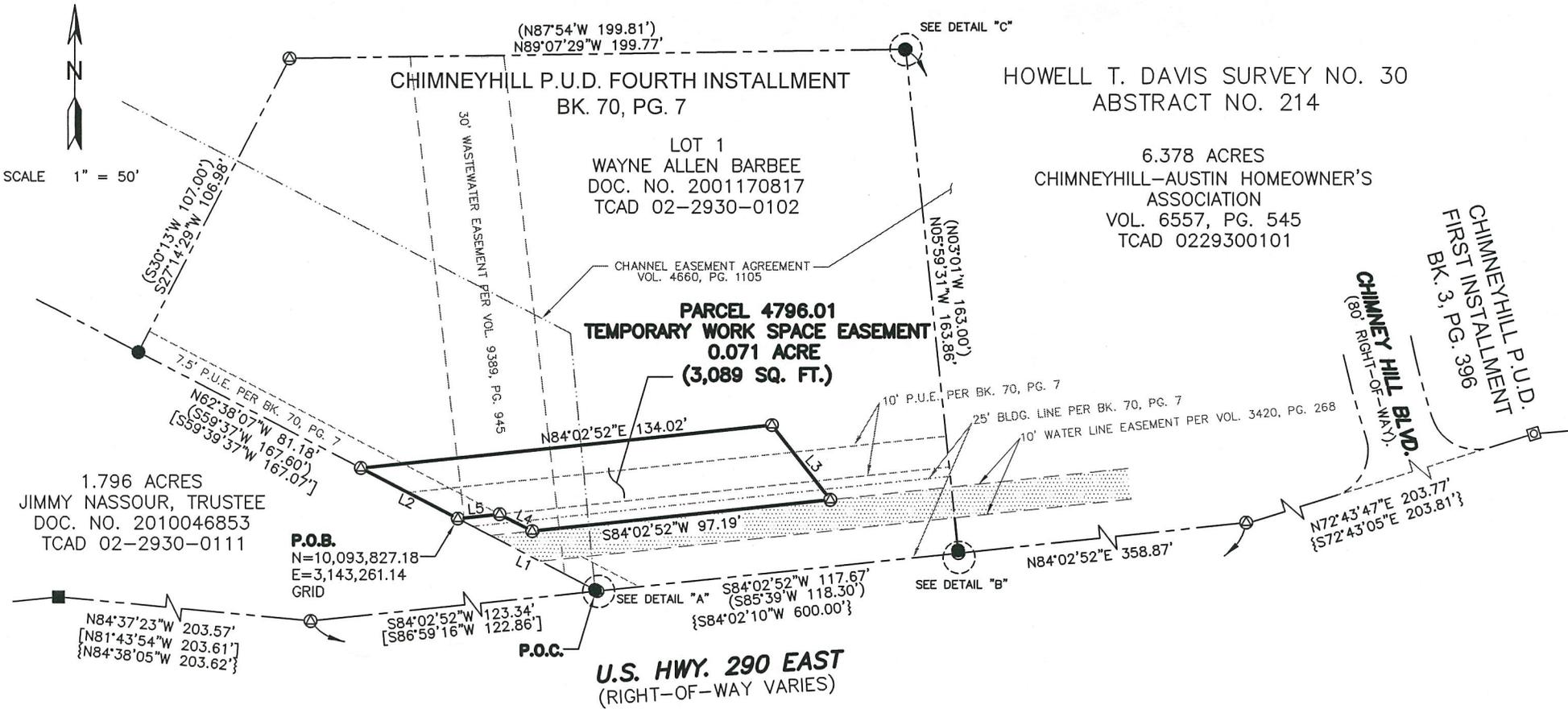
TCAD Parcel No. 02-2930-0102
Austin Grid N-27

FIELD NOTES REVIEWED

BY: *John Moore* DATE: *4-10-2014*

**CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT**

SCALE 1" = 50'



LINE TABLE

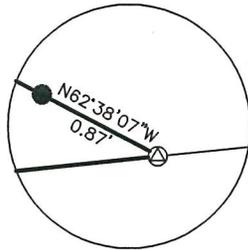
NO.	BEARING	DISTANCE
L1	N62°38'07"W	50.98'
L2	N62°38'07"W	35.38'
L3	S38°05'03"E	30.65'
L4	N62°38'07"W	11.87'
L5	S84°02'52"W	13.65'

LEGEND

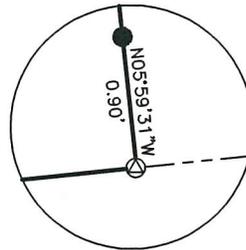
- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- TXDOT TYPE I CONCRETE MONUMENT
- ⊠ TXDOT TYPE II MONUMENT - BRASS DISK IN CONCRETE
- ⊙ CALCULATED POINT
- () RECORD INFORMATION PER BK. 70, PG. 7
- [] RECORD INFORMATION PER DOC. NO. 2010046853
- { } RECORD INFORMATION PER TXDOT ROW PLANS CSJ NO. 0114-02-085

DEPARTMENT OF PUBLIC WORKS
QUALITY AND STANDARDS MANAGEMENT DIVISION
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-2661
FAX (512) 974-7179

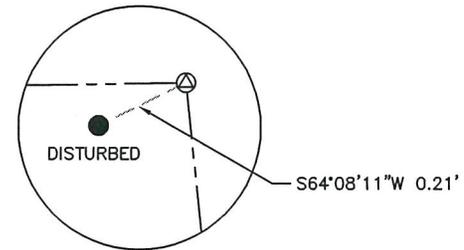




DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

NOTE:

EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY ON JUNE 25, 2013, FILE NO. 01247-8641. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE DERIVED FROM MULTIPLE GPS VRS OBSERVATIONS. THE CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET ON THE WEST SIDE OF CHIMNEYHILL BLVD. HAVING GRID COORDINATE VALUES OF N=10,093,865.57, E=3,143,866.35 AND A COTTON SPINDLE SET ON THE NORTH SIDE OF U.S. HWY. 290 EAST, HAVING GRID COORDINATE VALUES OF N=10,093,747.56, E=3,142,969.38. THE DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99992808.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN AUGUST THROUGH NOVEMBER, 2013 AND MARCH, 2014.

Mary P. Hawkins 4/9/14
 MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
 DRAWN BY: MARY P. HAWKINS
 HWY. 290 WATER LINE ESMT (4796.01 TWSE).DWG
 FB. 4050, PG. 29-65



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